



Garage to rear, plumbed for washing machine.

This home was built c.15 years ago and has been well maintained, there is excellent spacious living accommodation, great natural light coming into the house in all rooms, main bedroom is ensuite, downstairs toilet and built-in wardrobes in all three bedrooms.

LOCATION / DIRECTIONS

Urlingford is located c.31km from Kilkenny, 21km From Thurles, Only 2 mins off Cork / Dublin Motorway. Chapelfield is located right in the town, drive in by the Church on the left coming from Kilkenny side. Chapelfield is centrally located in the town, within walking distance of all amenities.

BER RATING To Follow

SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water and mains sewerage

28 CHAPELFIELD, URLINGFORD, CO. KILKENNY.

For Sale By Private Treaty



Spacious 3 bedroom semi-detached end of row two-storey property extending to c. 1,170 sq ft with front and walled in garden to rear and block built garage. Accommodation comprises of entrance hallway, kitchen/dining room, downstairs toilet, 3 bedrooms one with ensuite bathroom and main bathroom.

Guide Price : €130,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway 10'05 x 4'04 (3'06 x 1.23)
Tiled flooring

Kitchen 20' x 10' (6'09 x 3.04)
Kitchen units at floor and eye level, tiled between units, tiled floor, includes fridge freezer, gas hob, electric cooker and extractor fan. Patio doors to walled in rear garden.

Sitting Room 15'02 x 14'06 (4.57 x 4.28)
Solid timber flooring, open fireplace

Downstairs Toilet 5'05 x 2'07 (5.54 x 0.63)



Kitchen & Sitting Room

FIRST FLOOR

Bedroom 1 10'11 x 8'09 (3.08 x 2.46)
Timber flooring, built-in wardrobes

Bedroom 2 10'09 x 10'01 (3.07 x 3.05)
Timber flooring, built-in wardrobes

Bedroom 3 13'01 x 12'01 (3.96 x 3.66)
Timber flooring

Ensuite Bathroom 7' x 3'01 (2.13 x 0.91)
WHB, WC & Shower with Triton T90 Shower, ensuite is fully tiled.

Bathroom 7' x 5'05 (2.13 x 1.54)
WHB, WC and Bath, tiled floor to ceiling.



Main Bedroom with Ensuite and built-in wardrobes



Bedroom 3



Bedroom 2 and main bathroom